

**REVISED 7-25-06**  
**AGENDA**  
**ZONING REVIEW BOARD**  
**AUGUST 15, 2006**  
**6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

**\*\*CONTINUED ITEM:**

**\*\*Z-06-30**-An Ordinance by Councilmember Carla Smith to rezone from the PD-MU (Planned Development-Mixed Use), PD-OC (Planned Development-Office Commercial) and R-3 (Single-Family Residential) Districts to the PD-MU (Planned Development-Mixed Use) and PD-H (Planned Development-Housing) District, property located at **2415 and 3477 Kingsboro Road, N.E., 3437 and 3413 Oak Valley Road, N.E., 920 Wright Avenue, 3510, 3510 (Front), 3566, 3488, 3478, 3468, 3458, 3463, 3449, 3433, 3429 and 3425 Lakeside Drive and 3452, 3440, 3450, 3458 and 3474 Roxboro Road, N.E.**, fronting approximately 455 feet on the east side of Lakeside Drive and 454 feet on the west side of Lakeside Drive, approximately 92 feet on the south side of Kingsboro Road, approximately 310 feet on the east side of Oak Valley Road, approximately 401 feet on the north side of East Paces Ferry Road and approximately 875 feet on the west side of Roxboro Road. Depth: Varies Area: Approximately 16 Acres Land Lots: 9 and 45, 17th District, Fulton County, Georgia  
OWNERS: NOBLE CENTER ASSOCIATES LLC., NORMCO, INC., VIVIAN NOBLE  
DUBOSE, THE VIRGINIA NOBLE RICHARDSON TRUST, THE ED NOBLE  
TRUST, EDWARD W. NOBLE, LLC C/O MICHAEL R. DAVIS, ESQ. AND  
ALSTON AND BIRD, LLP  
APPLICANT: TREICOM DEVELOPMENT, LTD.  
NPU-B COUNCIL DISTRICT 7

**NEW CASES:**

**Z-06-69** – An Ordinance to rezone from the R-5 (Two-family Residential)/HD-20L (Inman Park Historic District) District to the RG-3 (Residential General-Sector 3 )/HD-20L (Inman Park Historic District) District, property located at **850 Euclid Drive, N.E.**, fronting approximately 109.48 feet on the north side of Euclid Avenue, and approximately 108 feet on the west side of Druid Circle. Depth: varies. Area: approximately 0.431 acres; Land Lot 19, 14<sup>th</sup> District, Fulton County, Georgia.  
OWNER: WILLIAM BARTLETT  
APPLICANT: WILLIAM BARTLETT  
NPU-N COUNCIL DISTRICT 6

**Z-06-64** An Ordinance by Zoning Committee designating the DuPre Manufacturing Company Mill (a/k/a Excelsior Mill and the Masquerade), located at **695 North Avenue, NE**, Land Lot 18, of the 14th District of Fulton County, Georgia and certain real property on which it is located, to the overlay Zoning Designation of Landmark Building or site pursuant to Chapter 20 of the Zoning Ordinance of the City of Atlanta and rezoning from PD-MU (Planned Development-Mixed Use) to PD-MU/LBS (Planned Development-Mixed Use/Landmark Building or Site); to repeal conflicting Laws; and for other purposes.  
NPU-M            COUNCIL DISTRICT 2

**DEFERRED CASES:**

**Z-06-56-** An Ordinance by Councilmember Kwanza Hall to amend the Zoning Ordinance of the City of Atlanta and the Maps established in connection with the property located at **695 North Avenue, N.E.**, and to waive the provisions of Section 16-27.002(3) of the Zoning Ordinance of the City of Atlanta, entitled "Amendments," solely for the purposes of this ordinance; and for other purposes.  
NPU-M            COUNCIL DISTRICT 2

**Z-06-62-**An Ordinance by Zoning Committee to rezone from the RG-4 (Residential General-Sector 4) District to the MRC-3 (Mixed Residential Commercial) District, property located at **547, 553, 559-565 Boulevard, NE and 489 Boulevard Place, NE**, fronting approximately 186 feet on the east side of Boulevard and approximately 143 feet on the south side of Boulevard Place. Depth: varies. Area: 0.70 acre. Land Lot 47, 14<sup>th</sup> District, Fulton County, Georgia.  
OWNER:        GABRIELLA NANCI  
APPLICANT: STEPHEN M. DENTON  
NPU-M            COUNCIL DISTRICT 2

**Z-05-132-**An Ordinance to rezone from the C-1 (Community Business) District and the RL-C (Residential Limited-Commercial) District to the MR-3 (Multifamily Residential) District, property located at **288 and 292 Gordon Avenue, S. E.**, fronting approximately 114 feet on the west side of Gordon Avenue and approximately 177 feet on the north side of Dekalb Avenue. Property is located at the northwest corner of the intersection of Gordon Avenue and Dekalb Avenue. Depth: varies. Area: approximately .5280 acres. Land Lot 211, 15<sup>th</sup> District, Dekalb County, Georgia.  
OWNER:        WESLEY ARCH AND CLAYTON W. PRESTON  
APPLICANT: CAPSTONE PARTNERS, INC.  
NPU-N            COUNCIL DISTRICT 5

**Z-06-38**-An Ordinance to rezone from the R-5 (Two-family residential) District to the RG-3 (Residential General-Sector 3) District , property located at **Tract 1-1398-1454 Vaughn Street, S.E. and 1415-1453 Woodbine Avenue, S.E.**, fronting approximately 473 feet on the south side of Woodbine Avenue and approximately 455 feet on the north side of Vaughn Street. Depth: varies. **Tract 2- 1449-145 Vaughn Street and 1454-1458 Memorial Drive, S.E.** fronting approximately 100 feet on the south side of Vaughn Street and approximately 100 feet on the north side of Memorial Drive. Tract 1 and 2 combined fronts approximately 720 feet on the east side of Montgomery Street. Depth: varies. Area: 6.51 acres. Land Lots 207 and 208, 15<sup>th</sup> District, Dekalb County, Georgia.

OWNER: AL LIVNAT

APPLICANT: JARED L. SAMPLES

NPU-O COUNCIL DISTRICT 5

**Z-06-36**-An Ordinance to rezone from the C-1 (Community Business) District and the R-4 (Single family residential) District to the PD-MU (Planned Development-Mixed Use) District, property located at **685-701 Commercial Avenue, N.W. and 2560 Donald L. Hollowell Parkway N.W.(formerly known as Bankhead Highway)** fronting approximately 595 feet on the south side of Donald L. Hollowell Parkway and approximately 438 feet on the east side of Commercial Avenue, approximately 717 feet on the west side of Woods Drive and approximately 135 on the south side and 136 feet on the north side of an unimproved right of way of Woodrow Street. Depth: varies. Area: approximately 11.24 acres. Land Lot 208, 14<sup>th</sup> District, Fulton County, Georgia.

OWNERS: SECOND AVENUE DEVELOPMENT, INC. AND COMMERCIAL AVENUE, LLC.C/O GEE HARVEY

APPLICANT: GEE HARVEY

NPU-J COUNCIL DISTRICT 9

**Z-06-40**-An Ordinance to rezone from the R-4 (Single-family residential) District to the R4-A (Single-family residential) District, property located at **2869 Fourth Street, S.E.** fronting approximately 123 feet on the east side of Fourth Street and approximately 121 feet on the south side of 3<sup>rd</sup> Street. Depth: varies. Area: approximately .643 acres.

OWNER: NAHL DEVELOPERS, LLC

APPLICANT: ASAD M. ABDUR-RASHID

NPU-X COUNCIL DISTRICT 12

**Z-06-44**-An Ordinance to rezone from the I-1-C (Light Industrial-Conditional) District to the MR5-A (Multifamily residential) District, property located at **1155 Hill Street, S.E.**, fronting approximately 350 feet on the west side of Hill Street and approximately 272 feet on the north sides of Englewood Avenue. Depth: varies. Area: approximately 8.719 acres. Land Lot 55, 14<sup>th</sup> District, Fulton County, Georgia.

OWNER: JACK AND HARVEY TAFFEL

APPLICANT: CHAZ E. WATERS/SKYLINE PARTNERS, LLC..

NPU-Y COUNCIL DISTRICT 1

**Z-06-46**-An Ordinance to rezone from the R-4 (Single-family residential) District to the MR-3 (Multifamily residential) District, property located at **156-212 Lakewood Way, S.E.**, fronting approximately 238 feet on the southwesterly side of Lakewood Way. Depth: varies. Area: approximately 1.582 acres. Land Lot 71, 14<sup>th</sup> District, Fulton County, Georgia.

OWNER: JOHN BURNETTE

APPLICANT: JOHN BURNETTE

NPU-Y COUNCIL DISTRICT 12

**Z-06-47**-An Ordinance to rezone from the R-4 (Single-family residential) to the MR-3 (Multifamily residential) District, property located at **1947, 1957, 1961, 1967 and 1971 St. Johns Circle and 335, 349, 353 and 365 St. Johns Avenue, S.E.**, fronting approximately 420 feet on the north side of St. Johns Avenue and approximately 598 feet along the frontage of St. Johns Circle. Depth: varies. Area: approximately 8.0 acres. Land Lot 90, 14<sup>th</sup> District, Fulton County, Georgia.

OWNERS: JOHN D. WHEELER, BOBBIE J. DENNIS, JAMES RAY CRUMBLEY  
AND BONNIE J. GRANT.

APPLICANT: RONALD F. DUPREE

NPU-Y COUNCIL DISTRICT 12

**Z-06-13/Z-71-169**-An Ordinance to amend Ordinance Z-71-169-S, adopted by the Board of Alderman on December 20, 1971 and approved by the Mayor December 22, 1971 rezoning from the R-3 (Single family residential) and R-4 (Single family residential) Districts to the A-1-C (Apartments-Conditional) District, property located at **3391 Forrest Park Road S.E.**, for the purpose of approving an amended site plan.

OWNER: FRED S. ZOHOURI

APPLICANT: FRED S. ZOHOURI

NPU- Z COUNCIL DISTRICT 12

**END OF AGENDA**